

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON DECEMBER 21, 2005
(January 18, 2005)

The Planning Commission held their monthly meeting on Wednesday, December 21, 2005. Present for the meeting were Harold Kulp, Roy Kolb, Constance Megay, Walter Woessner, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

Mrs. Wendy Manley was present and there was a brief discussion regarding the results of the site walk at the Enclave at Ellis Woods. Key points discussed were gas lines, relocation of the stonewall, and the sidewalk. The issues discussed are being addressed by the applicant.

Mr. Ryan Enoch of T.H. Properties was present to address a waiver for Ivywood Estates. The Planning Commission did not address the waiver request due to the fact that the item was not on the agenda and the Planning Commission received the formal waiver request at the meeting.

1. MINUTES

Mr. Woessner moved to approve the November 16, 2005 monthly meeting minutes as amended. Mrs. Megay seconded the motion. The motion carried unanimously. Amendment being under subheading, Minutes, the last sentence shall read "Amendment being under subheading, Neuman Subdivision, the first sentence in the last paragraph shall read "Several residents were present to relay concerns of the new road being located in close proximity of their homes and properties."

Mr. Woessner moved to approve the December 1, 2005 workshop meeting minutes as presented. Mrs. Megay seconded the motion. The motion carried unanimously.

2. NEUMAN SUBDIVISION

Mr. Timothy Mullray was present. Mr. Woessner suggested the Planning Commission obtain a legal opinion regarding the applicability of the Subdivision and Land Development Ordinance requirements for the areas underlain by Reading Silt Foam and RDB2 be deducted from the gross area calculating the net lot area. There were concerns regarding the proposed road to the Neuman Subdivision.

It was identified that the Subdivision and Land Development definition for a pre-existing interior lot included, "The strip of land used for access shall be a fee simple part of the lot". Mr. Mullray agreed to replace the easement with a 32' wide fee simple access strip. This will mean that land will be transferred to the Neuman lot where the stormwater basin is located.

Mr. Kolb moved to recommend sketch plan approval of the Neuman Subdivision. Mr. Kulp seconded the motion. Mrs. Megay, Mr. Woessner and Mr. Parson opposed. The motion failed with a 3-2 vote.

3. COVENTRY SELF STORAGE

Mr. Woessner moved to recommend final plan approval for Coventry Self Storage. Mrs. Megay seconded the motion. The motion carried unanimously.

4. MAACK RESIDENTIAL, LP (WINEBERRY ESTATES)

There was a review of Wineberry Estates subdivision and land development sketch plan last revised November 15, 2005 in accordance with Traffic Engineer letter dated December 12, 2005, Township Planner letter dated December 5, 2005 and Township Engineer letter dated November 21, 2005.

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. and legal counsel for Gambone Development Group were present.

Mr. Woessner stated that waivers needed for the sketch plan must be requested at time of sketch plan.

5. GREEN ACRES

There was a review of Green Acres subdivision and land development sketch plan last revised November 17, 2005 in accordance with Traffic Engineer letter dated December 12, 2005, Township Planner letter dated December 12, 2005 and Township Engineer letter dated November 28, 2005.

Mr. William Conver and Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. were present. There was a discussion regarding soils. Mr. Woessner moved to request a legal opinion on whether or not a soil classifies as a Seasonally High Water Table Soil when its depth to water table is greater than that listed in the Subdivision and Land Development Ordinance and Zoning Ordinance, if that particular soil happens to be one of the soil types specifically listed as a Seasonally High Water Table Soil by definition. Mrs. Megay seconded the motion. The motion carried unanimously.

6. TELVIL HALL

There was a review of Telvil Hall sketch subdivision and land development plans last revised October 27, 2005 in accordance with Township Engineer letter dated November 16, 2005, Township Planner letter dated November 29, 2005 and Traffic Engineer letter dated December 5, 2005.

Mr. Tom Ludgate of Ludgate Engineering was present. Mr. Ludgate noted the cul-de-sac will be eliminated and the Planning Commission was in concurrence.

7. BAUMAN SUBDIVISION

There was a review of Bauman subdivision and land development sketch plan last revised November 3, 2005 in accordance with Traffic Engineer letter dated November 30, 2005, Township Planner letter dated November 30, 2005, and Township Engineer letter dated November 9, 2005.

Mr. Tom Ludgate of Ludgate Engineering was present. Mr. Ludgate noted that the Bauman Subdivision has soils issues. Mr. Ludgate noted he would back at the Planning Commission following the soils investigation.

8. MAACK RESIDENTIAL, LP

Mr. Woessner moved to accept for review Maack Subdivision preliminary plan dated December 12, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

There was a brief discussion regarding the legal opinions regarding Woodcrest Estates II and the Neuman Subdivision.

The next Planning Commission meeting will be held on January 18, 2006 at 7:00 p.m.

Mr. Kulp noted he received a notice regarding a winter planner seminar. Mr. Parson, Mr. Kulp and Mr. Woessner plan on attending.

Mrs. Megay noted the need to address trailers in the Zoning Ordinance.

ADJOURNMENT

Mrs. Megay moved to adjourn the monthly meeting at 9:00 p.m. Mr. Kolb seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary